

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		UPLAND RD WEST, ARLINGTON

## OWNERSHIP

Owner 1:	FLANAGAN NEWMAN A JR & KRISTEN			
Owner 2:				
Owner 3:				
Street 1:	7 UPLAND RD W			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry	Own Occ:	Y
Postal:	02474		Type:	

## PREVIOUS OWNER

Owner 1:	MELLEN MARGUERITE T/TRUSTEE -		
Owner 2:	MARGUERITE MELLEN TRUST -		
Street 1:	7 UPLAND RD W		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

## NARRATIVE DESCRIPTION

This parcel contains .199 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1933, having primarily Clapboard Exterior and 2766 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 8 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA: 0.19931	Total SF/SM: 8682	Parcel LUC: 101	One Family	Prime NB Desc	ARLINGTON		Total: 476,322	Spl Credit		Total: 476,300
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

## Residential

**CARD****ARLINGTON**

**APPRAISED:**

**USE VALUE:**

**ASSESSED:**

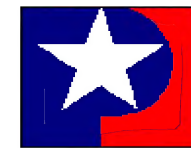
Total Card /

Total Parcel

**1,047,500**

**1,047,500**

**1,047,500**



**Patriot**  
Properties Inc.

**USER DEFINED**

	Prior Id # 1:	62737
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
2	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

## ACTIVITY INFORMATION

Date	Result	By	Name
11/16/2018	MEAS&NOTICE	CC	Chris C
4/13/2009	Meas/Inspect	163	PATRIOT
11/8/1999	Mailer Sent		
10/18/1999	Measured	256	PATRIOT
6/26/1996		PM	Peter M

**Sign:** \_\_\_\_\_ VERIFICATION OF VISIT NOT DATA \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8682.000	571,200		476,300	1,047,500
Total Card	0.199	571,200		476,300	1,047,500
Total Parcel	0.199	571,200		476,300	1,047,500
Source: Market Adj Cost		Total Value per SQ unit /Card:		378.77	/Parcel: 378.77

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	571,200	0	8,682.	476,300	1,047,500		Year end	12/23/2021
2021	101	FV	537,700	0	8,682.	476,300	1,014,000		Year End Roll	12/10/2020
2020	101	FV	537,700	0	8,682.	476,300	1,014,000	1,014,000	Year End Roll	12/18/2019
2019	101	FV	445,900	0	8,682.	476,300	922,200	922,200	Year End Roll	1/3/2019
2018	101	FV	445,900	0	8,682.	408,300	854,200	854,200	Year End Roll	12/20/2017
2017	101	FV	445,900	0	8,682.	381,100	827,000	827,000	Year End Roll	1/3/2017
2016	101	FV	347,600	0	8,682.	326,600	674,200	674,200	Year End	1/4/2016
2015	101	FV	328,400	0	8,682.	292,600	621,000	621,000	Year End Roll	12/11/2014

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

Sign:

### VERIFICATION OF VISIT NOT DATA

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**AssessPro** Patriot Properties, Inc